

NOTICE OF SALE UNDER MORTGAGE

TO: CBJ -Fort Erie Hills Inc.
150 King Street West, Suite 278
Toronto, Ontario M5H 1J9

AND TO: CBJ -Fort Erie Hills Inc.
c/o 801 Lawrence Avenue East
PH5
Toronto, Ontario M3C 3W2

Attention: Elena Salvatore and Vincent Salvatore Jr.

AND TO: CBJ - FORT ERIE HILLS INC.
72 Babcombe Drive
Thornhill, Ontario L3T 1N1

AND TO: CBJ Developments Inc.
150 King Street West, Suite 278
Toronto, Ontario M5H 1J9

AND TO: Jeffrey Burrell
72 Babcombe Drive
Thornhill, Ontario L3T 1N1

AND TO: Christopher Peter Agagnier
100 Carr Crescent
Okotoks, Alberta T1S 1E2

AND TO: Chris Agagnier
106 Ridge Road North
Ridgeway, Ontario L0S 1N0

AND TO: Kimberley Gayle Zacharias
100 Carr Crescent
Okotoks, Alberta T1S 1E2

AND TO: Dennis Blain
c/o Counsel
Papazian Heisey Myers
121 King Street West
Suite 501
Toronto, Ontario M5H 3T9

AND TO: Lakefront Developments Inc.
c/o Counsel
Papazian Heisey Myers
121 King Street West
Suite 501
Toronto, Ontario M5H 3T9

TAKE NOTICE that default has been made in payment of the moneys due under a certain mortgage signed October 24, 2023, made between

CBJ - FORT ERIE HILLS INC.

as Mortgagor(s),

- and -

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

as Mortgagee,

upon the following property namely:

PIN No.64233-0064 (LT)

BLK R W/S CROOKS ST PL 525 VILLAGE OF BRIDGEBURG; LT 84 W/S CROOKS ST PL 525 VILLAGE OF BRIDGEBURG, PT BLK S W/S CROOKS ST PL 525 VILLAGE OF BRIDGEBURG; PT LT 8 CON 2 NIAGARA RIVER BERTIE AS IN RO461513; FORT ERIE

Town of Fort Erie

Regional Municipality of Niagara

Niagara South Land Registry Office (NO. 59)

Municipal Address: 85 Crooks St, Fort Erie, Ontario L2A 4H2

which mortgage was registered on October 25, 2023, in the Land Titles Office for the Niagara South Land Registry Office (NO. 59) as No. SN783192.

AND I hereby give you notice that the amount now due on the mortgage for principal money, interest, late payment interest, collection costs, three months' interest pursuant to the terms of the mortgage, missed/returned payment fees, and costs respectively, are as follows:

For principal	\$6,955,966.00
For interest from August 1, 2024 to October 1, 2024	\$141,552.42
For three month's interest pursuant to the provisions of the mortgage	\$207,809.48
For missed/returned payment fees of the mortgagee (July 9/24 and September 5/24)	\$1,050.00
For statement fee of the mortgagee	\$500.00
For lender's default legal action administration fee of mortgagee (demand letter and Notice of Intention)	\$2,000.00
For lender's default legal action administration fee of mortgagee (Notice of Sale)	\$2,000.00
For legal fees for time prior to issuance of the Notice of Sale	\$4,486.50
For legal fees for issuing demand letter and Notice of Intention to Enforce Security (September 17, 2024)	\$2,000.00
For legal fees only in connection with the service of this notice but not including disbursements and costs incurred to date (and thereafter such further legal fees incurred plus disbursements and costs incurred to date and after the date hereof will be charged)	\$4,000.00
For HST on costs	\$1,363.25

\$7,322,727.65

together with interest at the greater of 11.95% per annum or the Prime Rate of the Royal Bank of Canada plus 4.75% per annum per annum, on the principal and interest hereinbefore mentioned, from the 1st day of October, 2024, to the date of payment.

AND unless the said sums are paid on or before the 6th day of November, 2024, I shall sell the property covered by the said mortgage under the provisions contained in it.

THIS notice is given to you as you appear to have an interest in the mortgaged property and may be entitled to redeem the same.

DATED the 1st day of October, 2024.

**HILLMOUNT CAPITAL MORTGAGE
HOLDINGS INC.**

by its solicitors
FOGLER, RUBINOFF LLP

Per: _____
Joseph Fried*



*on behalf of ON BEHALF OF JOSEPH FRIED PROFESSIONAL CORPORATION
Fogler, Rubinoff LLP HST Registration #R119420859

Municipal Address is: 85 Crooks St, Fort Erie, Ontario L2A 4H2

Please direct any enquiries to:

Medina Stella Young, Law Clerk
Fogler, Rubinoff LLP
Barristers & Solicitors
3000-77 King St W, PO Box 95
TD Centre North Tower
Toronto, Ontario M5K 1G8

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OR to:
Joseph Fried
Fogler, Rubinoff LLP
Email: jfried@foglers.com

Matter No. 245170